

### Common definitions of historic neighborhood:

A historic district is a geographically definable area with a concentration of properties that have some link, continuity or thematic relationship that unifies them aesthetically by historical or physical development. Usually more than 60 percent of the properties in the defined area must contribute to this definition. A historic district creates an “overlay zone” on top of the existing zoning, such as R-1. Within this zone, the guidelines will supplement zoning rules and take precedence over existing design guidelines.

In general, a structure must be at least 50 years old and meet at least two of the following criteria:

- It has value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state or nation;
- Its location is the site of a significant local, state or national event;
- It is identified with a person or persons who significantly contributed to the development of the city, state or nation;
- It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state or nation;
- Its value as a building is recognized for the quality of architecture, and it retains sufficient elements showing its architectural significance;
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;
- Its suitability for preservation or restoration.

### **What are the benefits of a Local Historic District?**

1. Protects the investments of owners and residents of historic properties.
2. Encourages better quality design.
3. Helps the environment.
4. Educational benefits are same as those derived from any historic preservation effort.
5. Results in a positive economic impact from tourism.
6. Enhances business recruitment potential.
7. Provides social and psychological benefits.

(from *Maintaining Community Character: How to Establish a Local Historic District* by Pratt Cassity.)